

**VENTURE**  
REAL ESTATE

**Debra Hoffman, Broker**



Office (804) 784-2772 - Cell (804) 347-3878  
www.Venturerellc.com

## *Historic Equestrian Property on 11.25 Acres*



### *Crow's Ear Farm, Crozier, Virginia*



Set amid massive antebellum oak trees is a picturesque equestrian property in the heart of Goochland County's fox hunting and trail riding countryside. If you've dreamed of owning a serene historic home with a state-of-the-art barn and riding facilities, including an FEI legal dressage arena, then you've found your paradise!

*Offered at Just \$699,950*

**Venture Real Estate, LLC**

3009 Poorhouse Road, Goochland, VA 23063 · Email: [debra@venturerellc.com](mailto:debra@venturerellc.com)



The Circa 1920 farmhouse retains its original charm and appeal, but has been lovingly updated with modern conveniences, such as the completely renovated kitchen with custom cabinetry, a center island, and granite tile countertops.

Both the main and upper level bathrooms are spacious and updated.

The original pine hardwood flooring throughout the home has been professionally refinished and glows with warmth.



You'll find welcoming, sun-filled rooms in the beautiful farmhouse due to the many large windows. The 9' high ceilings add to the feeling of airy spaciousness.

The main level consists of the formal living room, study, dining room, kitchen, and a screened porch with a deck. On the upper level of the home are three inviting bedrooms.

The exterior has been beautifully landscaped and maintained.





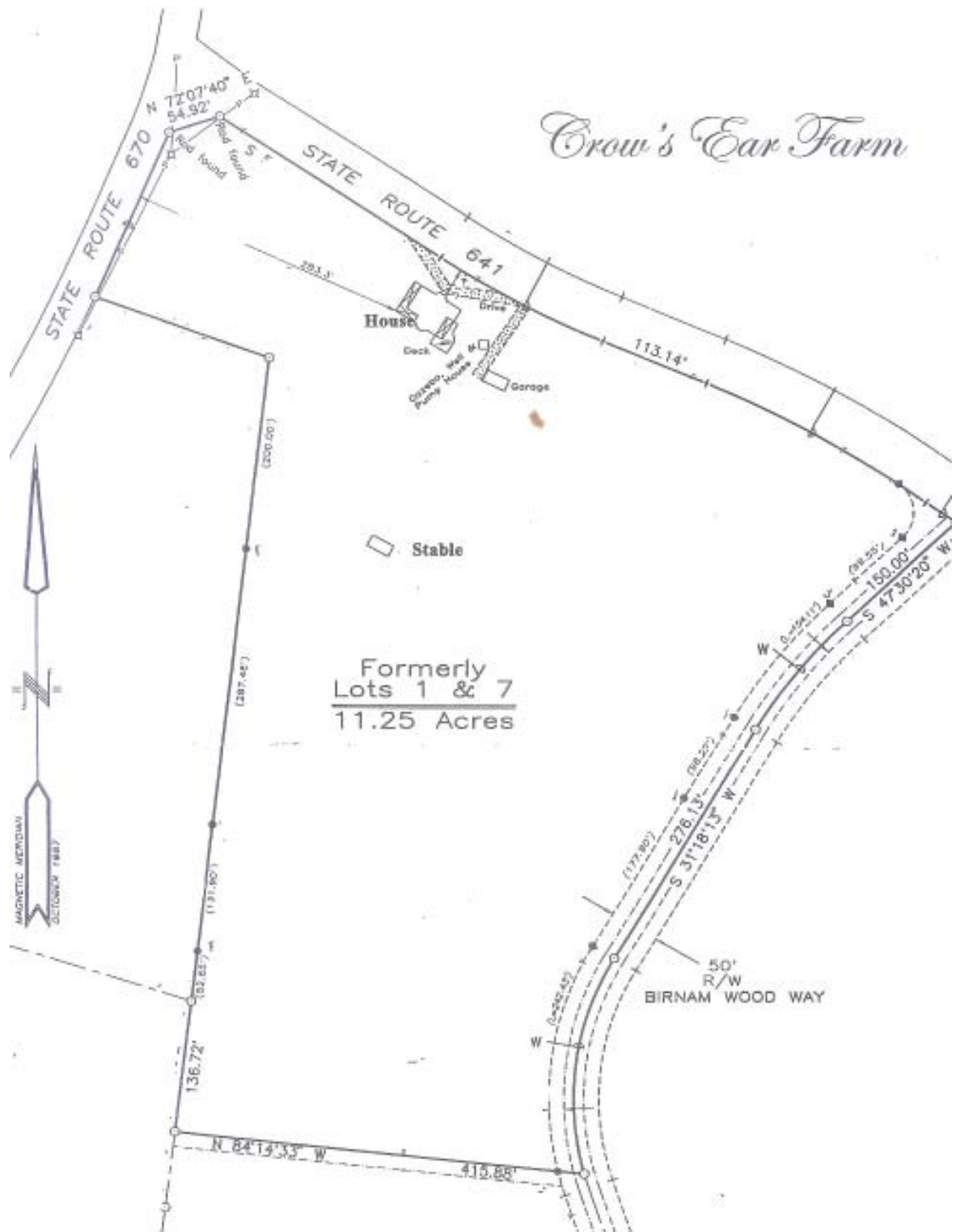
The well-designed barn has six large stalls (three 14 x 12' and three 12 x 12') with a spacious center aisle. The barn has its own septic system and is equipped with automatic waterers, stall mats, fans, and a fly mist system. The large office & tack room has its own heat pump for heating and cooling along with a full bathroom with washer & dryer hookups. The barn has a large hayloft with excellent ventilation and efficient storage spaces.

Home to a Rolex competitor, the equestrian facilities include an outdoor FEI legal dressage arena (60 x 20 meters) with lighting and music. There is a run-in shed with two 12 x 12 stalls equipped with automatic waterers. There are a total of five paddocks. The farm has beautiful pastures and the fencing is in excellent condition.



The farm is just minutes from Spring Valley Farm where you'll find a state-of-the-art indoor riding arena that is public-friendly. There are miles of trails in the surrounding countryside for leisure riding. Of course, this is the perfect setting in which to ride, train, and compete at the International level of Three Day Eventing!

The farm is conveniently located just 3.5 miles from I-64 with Charlottesville 45 minutes west and Richmond 20 minutes east. Excellent shopping, banking, schools, and recreational facilities are just a 15-25 minute drive.



**Directions:** From Richmond, take I-64 East to the Oilville exit 167 and turn Left. Turn Left on Rt. 250 and Right on Rt. 270 (Cardwell Road). Property is 2.3 miles ahead on the left at the intersection of Cardwell Road and Genito Road.

'All information contained herein is deemed reliable, but not guaranteed.'

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